

for sale

offers over **£400,000**



## Sprotlands Avenue Willesborough Ashford TN24 0AQ

Connells are delighted to offer this well presented three bedroom semi-detached family home in the popular location of Willesborough, you could quite literally turn the key and move straight in.



# Sprotlands Avenue Willesborough Ashford TN24 0AQ

## Cloakroom

2' 7" x 5' 6" ( 0.79m x 1.68m )

## Lounge

11' 8" x 11' 7" ( 3.56m x 3.53m )

## Dining Room

10' 4" x 22' 6" ( 3.15m x 6.86m )

## Kitchen

9' 5" x 19' 1" ( 2.87m x 5.82m )

## Bedroom 1

11' 9" x 10' 1" ( 3.58m x 3.07m )

## Bedroom 2

14' 1" x 9' 5" ( 4.29m x 2.87m )

## Bedroom 3

6' 6" x 6' 5" ( 1.98m x 1.96m )

## Bathroom

6' 2" x 5' 9" ( 1.88m x 1.75m )

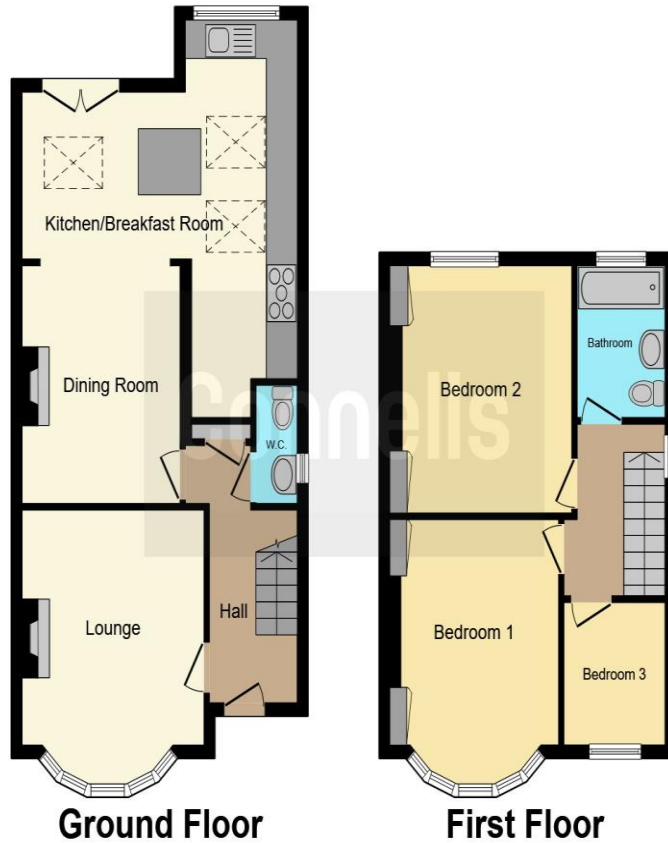
## Annex

## Agents Note

"Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details"







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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77 High Street  
 ASHFORD TN24 8SF

Property Ref: ASH407185 - 0010

**Tenure:** Freehold

**EPC Rating:** D

**view this property online [connells.co.uk/Property/ASH407185](http://connells.co.uk/Property/ASH407185)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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